



14 Small End  
Friskney, Boston, PE22 8PF

**Asking Price £250,000**



## 14 Small End

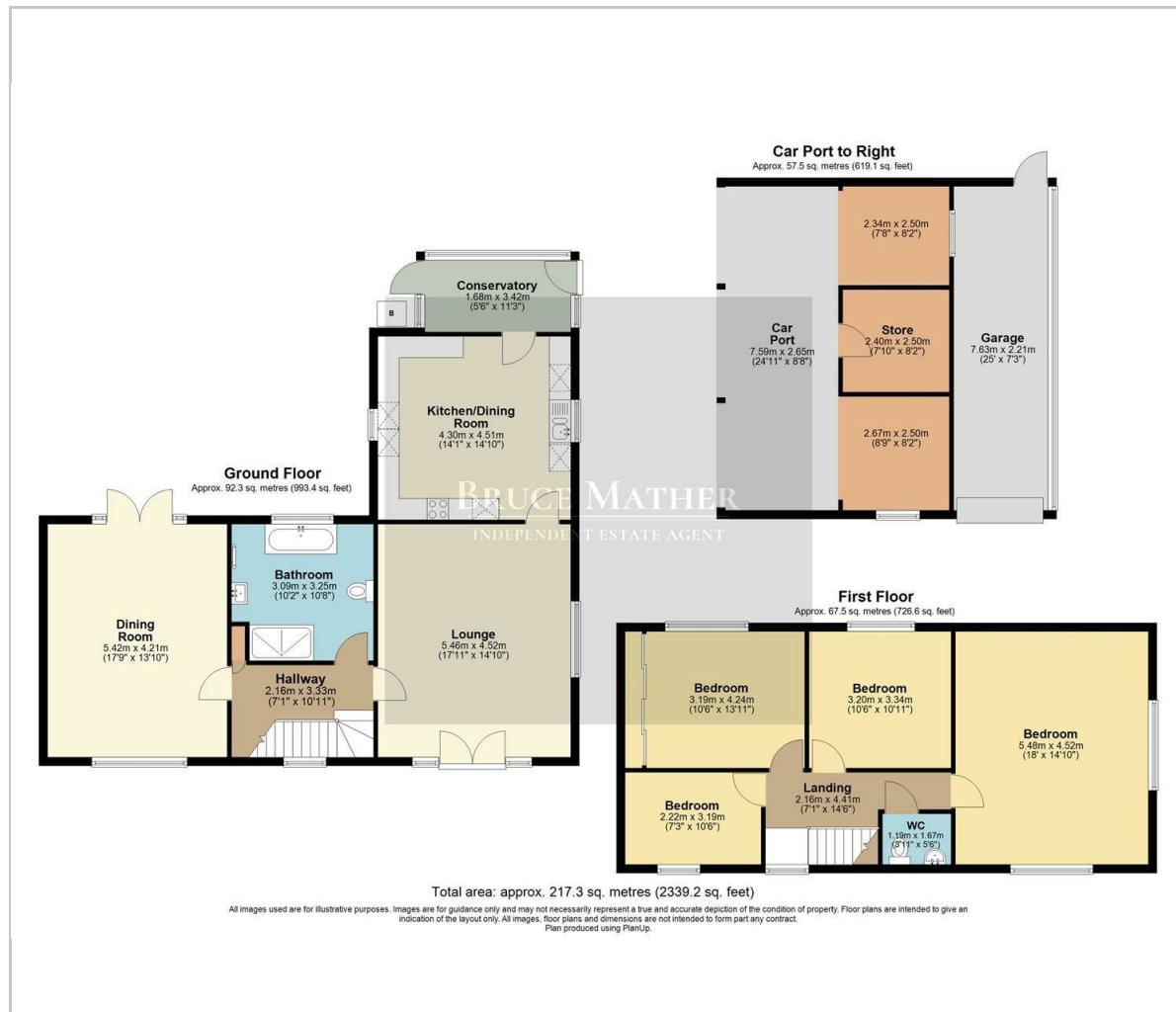
Friskney, Boston, PE22 8PF

A large semi-detached 4-bedroom house measuring some 2339 sq ft, with a big garage/workshop in a rural location with views, located between Skegness and Boston. The house has a modern stylish kitchen with built in appliances and space to eat, two good sized reception rooms one could be a study or dining room, and a fabulous tasteful bathroom with separate shower, upstairs there are 4 bedrooms with the master being a really good size, taking advantage of the views, finally there is a WC. There is a large detached garage/ workshop which could have many uses and a garden to the front and patio area to the rear, there is plenty of off-street parking. Located on a quiet road with Friskney being the closest village 1.4 miles away. Please call Bruce Mather Estate Agents to arrange a viewing on 01205 365032

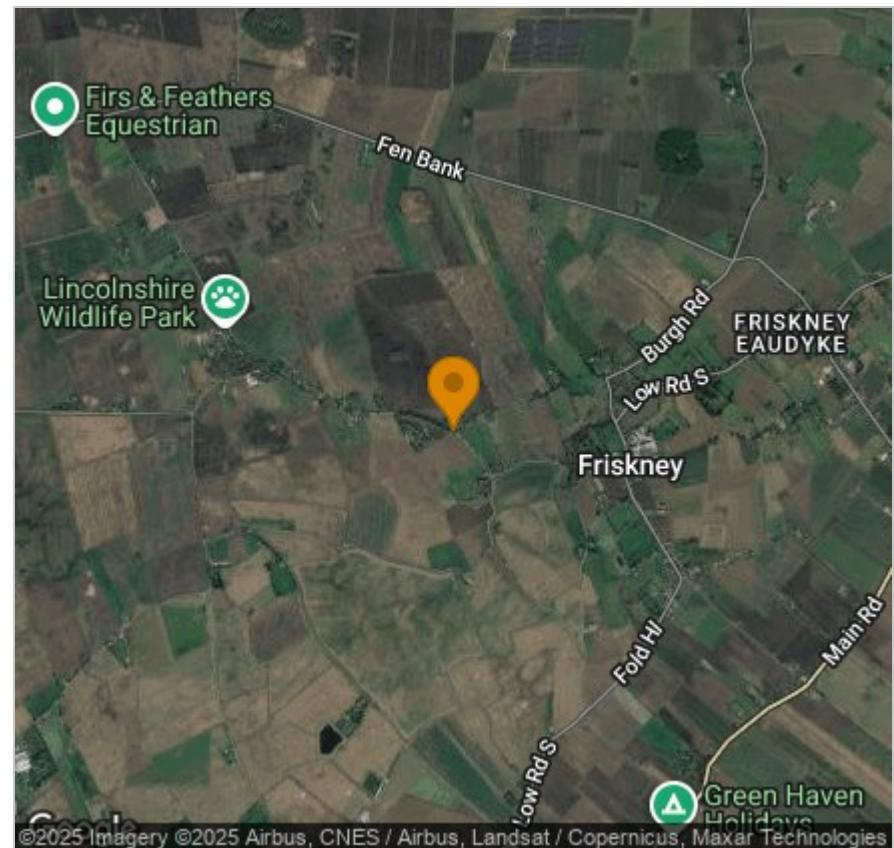




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032  
if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) A                                 |         |                         |
| (81-91) B                                   |         | 87                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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